



Town • Country • Coast



Violet Lane
Tavistock

Offers In Excess Of £575,000



Violet Lane

Tavistock

Beautifully refurbished, well appointed bungalow with stunning kitchen/dining room, two double bedrooms and two luxury bathrooms. Gated driveway with parking for several vehicles, immaculate gardens of just under 1/4 of an acre, with a striking covered entertainment area with bar, gym and workshop. Enjoying superb views across countryside towards Dartmoor and Mount Kelly College.

With sophisticated and cutting edge features, comprising; Entrance porch, useful utility room and spacious kitchen/dining room with a striking 'Wren' fitted kitchen, excellent range of wall and base units, square edge worktops and breakfast bar, integrated Neff appliances include full height fridge, eye level double oven, large induction hob, extractor over and dishwasher. Pull out bins, wine racks and larder. Under unit lighting and worktop protectors. A door into the hallway with sensor controlled lighting, ample storage and cloaks cupboards, cupboard housing wall mounted Worcester mains gas fired boiler. Double aspect sitting room, enjoying views and plenty of natural light, with attractive fireplace housing a gas fire. A luxury bathroom is well appointed with large walk-in shower, high quality with rainfall and detachable shower heads, innovative smart automatic toilet, vanity basin and bath with central Victorian style mixer tap and inset smart tv screen, bluetooth speakers. Two double bedrooms, one with bay window to front enjoying views and air-conditioning unit. Further shower room with corner shower cubicle, rainfall and detachable shower heads, vanity basin and WC.

Gated drive entrance, which has a power supply for electric gates if required, leads to ample off road parking for several vehicles. Outside lighting, taps, power sockets and CCTV system. Lawned gardens with many mature shrubs, decked area with greenhouse and the main focal point being the covered area with decked seating, full bar, gym, which could be used for other hobbies, and workshop.





Entrance Porch

Utility Room
7'1" x 4'1" (2.17m x 1.25m)

Kitchen/Dining Room
20'5" x 12'0" (6.23 x 3.68)

Inner Hallway

Cloaks and storage cupboards. Cupboard housing wall mounted mains gas fired combination boiler.

Sitting Room

15'2" x 11'5" (4.63 x 3.50)

Shower Room

5'10" x 4'9" (1.78 x 1.47)

Bedroom 1

14'4" (into bay) x 11'5" (4.37 (into bay) x 3.48)

Bedroom 2

11'5" x 10'10" (3.48 x 3.32)

Main Bathroom

10'5" x 8'2" (3.20 x 2.50)

Outside

Bar and Seating Area

26'2" x 9'4" (8 x 2.85)

Gym

17'10" x 9'6" (5.46 x 2.91)

Workshop

11'8" x 9'8" (3.58 x 2.96)

Services

Mains gas, electricity and metered water. Private drainage.

EPC

E/49

Local Authority

West Devon Borough Council Band C

Tenure

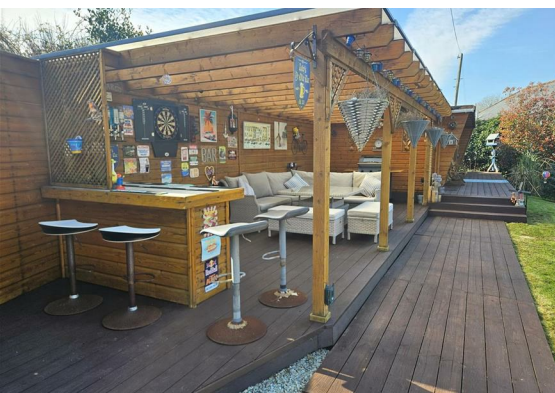
Freehold

Situation

Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

Directions

Proceed out of Tavistock and turn right onto the B3357 road (towards Princetown), as you leave the town, turn right into Violet Lane, proceed up the hill and the entrance to the property will be found on the right hand side.



Floor Plan



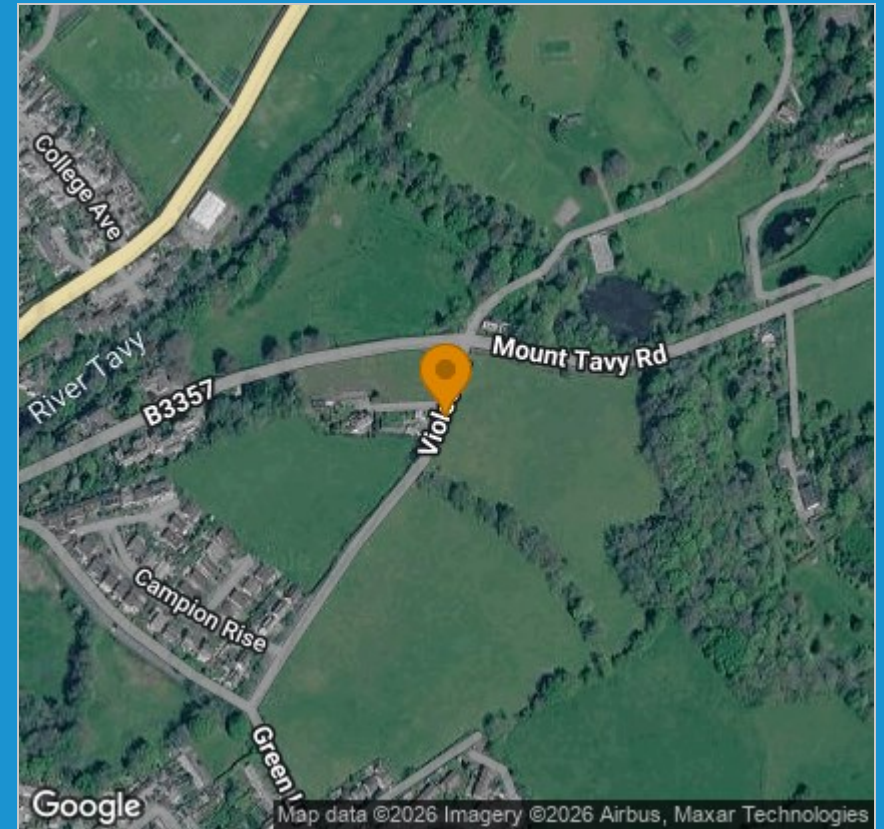
Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
 Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph

